



7

Design Review Board Staff Report

TO: DESIGN REVIEW BOARD DF

FROM: JORDAN FELD, AICP, SENIOR PLANNER
(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER cjl
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: OCTOBER 9, 2014

SUBJECT: DR14-26, BRAKES PLUS

STRATEGIC INITIATIVE: Community Livability

This strategic initiative provides direction to include livability considerations in all decision-making and service delivery; the subject request implements the initiative in that it maintains safe, pedestrian-scale connectivity and design cohesion within an existing retail center while providing auto-oriented services to the surrounding area.

REQUEST

DR14-26, Brakes Plus: site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for approximately 0.87 acres located north of the northwest corner of Higley Road and Chandler Heights Road zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to approve the Findings of Fact and approve DR14-26, Brakes Plus: site plan, landscape, grading and drainage, elevations, lighting, colors and materials located north of the northwest corner of Higley Road and Chandler Heights Road zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

APPLICANT/OWNER

Company: Kimley-Horn

Name: Sterling Margetts

Address: 1855 W Baseline Rd #200
Mesa, AZ 85202

Phone: 602-944-7423

Email: sterling.margetts@kimley-horn.com

Company: LDR Higley&ChandlerLLC

Name: Gary Davidson

Address: 1110 E Missouri #700
Phoenix, AZ 85014

Phone: 602-263-7626

Email: info@dmaphx.com

BACKGROUND/DISCUSSION

History

July 24, 2001 Town Council approved Ord. No. 1356 (A00-4) annexing approximately 500 acres, including the subject site.

July 24, 2001 Town Council approved Ord. No. 1357 (Z00-25) rezoning approximately 19 acres from Maricopa County Rural-43 to Town of Gilbert C-1 (Neighborhood Commercial) with PAD overlay.

September 11, 2014 Design Review Board held a public hearing on the subject request and after considerable discussion, continued the hearing to the October 9, 2014 meeting.

Overview

Chandler Heights Village is a nearly built-out 15-acre retail center located at the northwest corner of Chandler Heights Road and Higley Road. The subject site, Lot 5A-3, is approximately 0.87 acres and located internally to the larger retail center. The site has direct vehicular access from Higley Road. The site is surrounded by existing retail development. The request is for design review of the Brakes Plus development package. Concurrently with this request, the applicant has submitted a Use Permit application (a Use Permit is required for light vehicle service in the Neighborhood Commercial zoning district).

Surrounding Land Use & Zoning Designations

	Existing Land Use Classification	Existing Zoning
North	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)
South	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)
East	Shopping Center (SC)	Shopping Center (SC)
West	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)

Project Data Table

Gross Site Acreage	0.87 acres
Zoning	Neighborhood Commercial (NC)
Building Setback Front (min.)	20' (100' proposed)
Building Height (max.)	25' (22' proposed)
Landscaping Coverage (min.)	15% (17% proposed)

DISCUSSION

Site

The site plan shows a 4,815 sf building centrally located to the lot. The eight service bays are oriented to the south while the office/sales area is oriented to the east, facing Higley Road. Parking spaces are allocated along the front and rear of the building while a drive-aisle connecting the service bays and trash enclosure is located to the south of the building. A common drive-aisle north of the building will be constructed with development that will serve both the subject site and surrounding retail uses. The drive-thru aisle of the retail use immediately north of the site will merge with the common drive-aisle proposed, requiring specific signage and striping treatment. The site plan shows an accessible route connecting the proposed building to development to the south; staff has requested this route be designed at a perpendicular to the curbs of the proposed and existing developments, currently the route is angled relative to these curbs.

Landscape

The landscape plan shows a variety of shrubs and groundcovers with a dominant tree theme comprised of Palo Brea and Cascalote. Red Bird of Paradise, Yellow Bells, Red Yucca, and Langman's Safe make up the shrub mix while New Gold Lantana and Trailing Rosemary comprise the groundcover proposed. The landscaping proposed is consistent with the types and rate previously provided along Higley Road as well as that provided on the individual lots that have previously developed. The proposed landscape plan complies with the requirements of the Town.

Grading and Drainage

Stormwater management will be achieved through an underground drainage basin and drywell system. The building's proposed finished floor elevation is 1321' ASL which is only two feet above the adjacent right-of-way grade. The proposed grading and drainage plan for the site meets the development requirements of the Town of Gilbert's Engineering Department.

Elevations, Colors and Materials

The elevations show modern southwestern architecture generally consistent with the architecture established previously for the larger retail center. The building is finished with muted desert earth tone color. The accent material is a coastal brown faux stone veneer that is provided at the base of all four sides of the building and is also used to finish the vertical design elements that frame the office/sales area. Anodized aluminum steel is also used as an accent material as the proposed awning, exposed downspouts and window casings will be finished or constructed of this material. A condition of approval has been included to require the downspouts to be internalized as noted in the Commercial Design Guidelines. The service bays will be enclosed with large glass roll-up doors. The primary building massing has a parapet height of 22' while the street/entrance massing has a parapet height of 28'. A three-foot screen wall is proposed along Higley Road with a design intended to match the building's architecture.

Lighting

The lighting plan shows a series of ground-mounted, building-mounted and pole lights containing full-cutoff LED. The support and enclosure materials appear to be finished in

anodized aluminum and dark brown. All site lighting will be required to comply with Town codes.

Signage

Potential signage location and design has been shown for contextual purposes. Future signs must be approved by Planning through an administrative process prior to permitting.

Design Review Board Evaluation

This request was first reviewed by the Design Review Board at the Board's September 11, 2014 meeting. During the public hearing, the Board made several suggestions for improving the proposed elevations, generally summarized as noted:

- Internalize external spouts
- Show proper relief for the service bay elevation
- Provide additional shade elements
- Provide more horizontal articulation along the east, north and west elevations
- Soften the vertical massing of the east elevation
- Provide more interest along the east elevation
- Carry forward the arch enhancements from the south elevation

The applicant has revised the proposed elevations and site plan to address these comments. The east elevation has been modified substantially to provide more visual interest with an additional arch feature and to provide better visual symmetry by reducing the massing of the roof relative to the height of the building's pedestrian entryway; the entryway has also been enhanced by the placement of stone veneer columns to support the larger and more visually-dominant integrated canopy feature. The west elevation has been enhanced adequately with additional articulation and the relocation of the service entry. The northern elevation has been improved by carrying forward the arch design concept as well as wrapping the redesigned entry canopy feature. Additional vertical movement has also been created along the northern elevation. Along the southern elevation the downspouts have been internalized and the projection of the canopy bay wall has been more accurately depicted.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has not received any comments from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR14-26, Brakes Plus: site plan, landscape, grading and drainage, elevations, lighting, colors and materials located north of the northwest corner of Higley Road and Chandler Heights Road zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the October 9, 2014 public hearing.

2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. A Use Permit shall be approved by the Planning Commission prior to submittal of Construction Drawings.

Respectfully submitted,



Jordan Feld, AICP
Senior Planner

Attachments:

- | | |
|---|----------------------------|
| 1. Findings of Fact | 6. Grading and Drainage |
| 2. Notice of Public
Hearing/Vicinity Map | 7. Elevations |
| 3. Aerial Photo | 8. Lighting |
| 4. Site Plan | 9. Colors and Materials |
| 5. Landscape | 10. DRB Minutes of 9/11/14 |

FINDINGS OF FACT
DR14-26, Brakes Plus

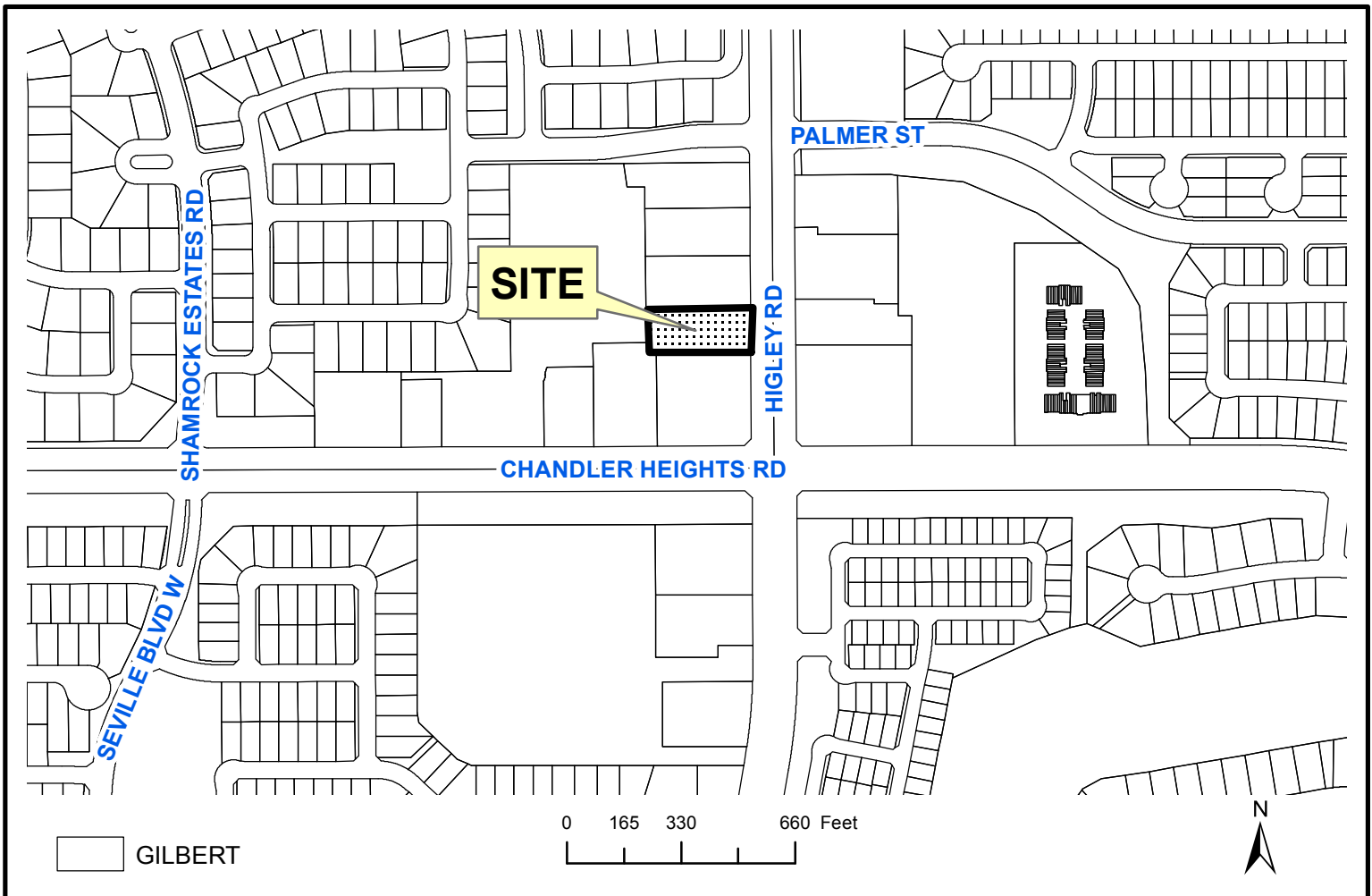
1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.

October 9, 2014

Notice of Public Hearing**DESIGN REVIEW BOARD DATE:****Thursday, September 11, 2014* TIME: 5:30 PM****LOCATION: Gilbert Municipal Center, Room 300****50 E. Civic Center Drive***** Call Planning Department to verify date and time: (480) 503-6700****REQUESTED ACTION:**

DR14-26 - Site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials, and signage for Brakes Plus, located on .9 acres north of the northwest corner of Higley and Chandler Heights Roads zoned Neighborhood Commercial (NC).

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/design-review-board>

SITE LOCATION:

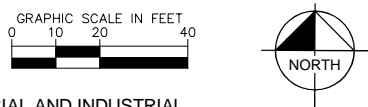
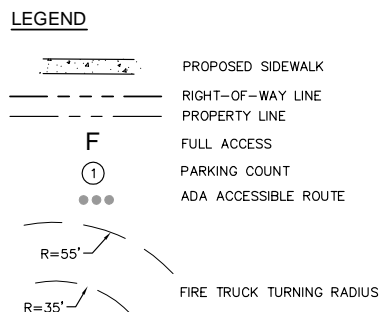
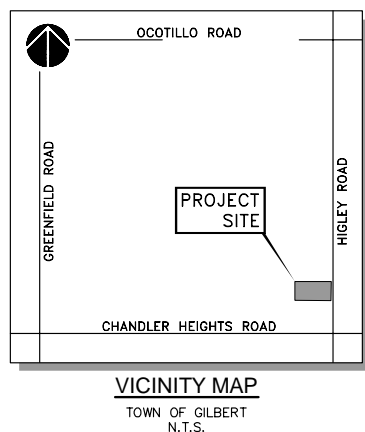
APPLICANT: Kimley-Horn and Associates, Inc.
CONTACT: Sterling Margetts
ADDRESS: 1855 W. Baseline Road, Suite 200
 Mesa, AZ 85202

TELEPHONE: (480) 207-2666
E-MAIL: sterling.margetts@kimley-horn.com



DR14-26
Attachment 3: Aerial Photo
October 9, 2014

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10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6" RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL:
 - A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 11.22.A OF THE ULDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF A FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLAN IS 14'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED, NO MORE THAN 50% OF THE REQUIRED (CUT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESSWAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES WITH THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

1 OF 1 SHEETS

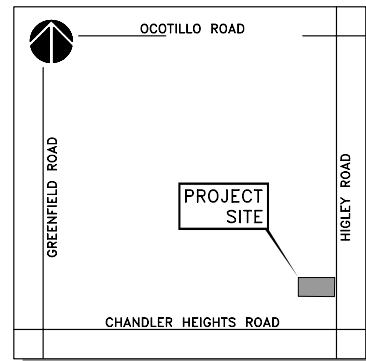
Kimley»»Horn
1855 West Baseline Road, Suite 200
Mesa, Arizona 85202 (480)207-2666

brakes plus

PRELIMINARY SITE PLAN

GILBERT, ARIZONA

FILED: EAV: Civil 191859000 CAD: 856000SL.dwg, Layout:Layout1 Sep 29, 2014 3:00pm bryan.ring
PROJECT NO.: 856000SW REFERENCE: 856000VF 856000SL.SLGNED X856000GD
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT, WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY MULEY+HORN AND ASSOCIATES, INC., SHALL BE WITHOUT LIABILITY TO MULEY+HORN AND ASSOCIATES, INC.



VICINITY MAP
TOWN OF GILBERT
N.T.S.

SHRUBS & ACCENTS	SIZE	QUANTITY
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INERT	QUANTITY
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TOWN OF GILBERT

SIDE AND REAR LANDSCAPE AREA REQUIREMENTS

100% of area = 4447 sq ft
ARTERIAL RD LANDSCAPE PLANTING
STANDARDS

Inorganic Groundcover	2392 sq ft
100% of area = 2392 sq ft	

Side and Rear Landscaping Square Footage:
Arterial Rd Landscaping Square Footage:
Public ROW Square Footage:
Total Landscaping Square Footage:

DEVELOPER

BRAKES PLUS, INC.
6911 S. YOSEMITE STREET
CENTENNIAL, CO 80112
TEL. NO. (720) 274-2603
CONTACT: DEAN PISCIOTTA

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1855 W. BASELINE ROAD, SUITE 200
MESA, AZ 85202
TEL. NO. (480) 207-2666
FAX NO. (602) 944-7423
CONTACT: STERLING MARGETTS, PE

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
1855 W. BASELINE ROAD, SUITE 200
MESA, AZ 85202
TEL. NO. (480) 207-2666
FAX NO. (602) 944-7423
CONTACT: BRIAN SAGER, RLA

OWNER

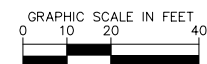
LDR-HIGLEY & CHANDLER
HEIGHTS-NWC, LLC
1110 EAST MISSOURI AVE,
SUITE 700
PHOENIX, ARIZONA 85014
PH: (602) 263-7626
CONTACT: ERIC SOSTROM, R.L.S.

ARCHITECT

ARCODEV ARCHITECTS PC
2100 WEST LITTLETON BLVD
SUITE 200
LITTLETON, COLORADO 80120
TEL NO. (303) 385-1203
CONTACT: NORM HERMAN

LAND SURVEYOR

SURVEY INNOVATION GROUP, INC.
7301 E. EVANS ROAD SCOTTSDALE,
ARIZONA 85260
PH: (480) 922-0780
CONTACT: JASON SEGNARI R.L.S

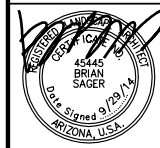


NWC OF HIGLEY RD. AND CHANDLER HEIGHTS RD.

Landscape Plan

GILBERT, ARIZONA

PROJECT No. 191858000
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SCALE (V): NONE
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DESIGN BY: JAW
CHECK BY: BAS
DATE: 9/29/14

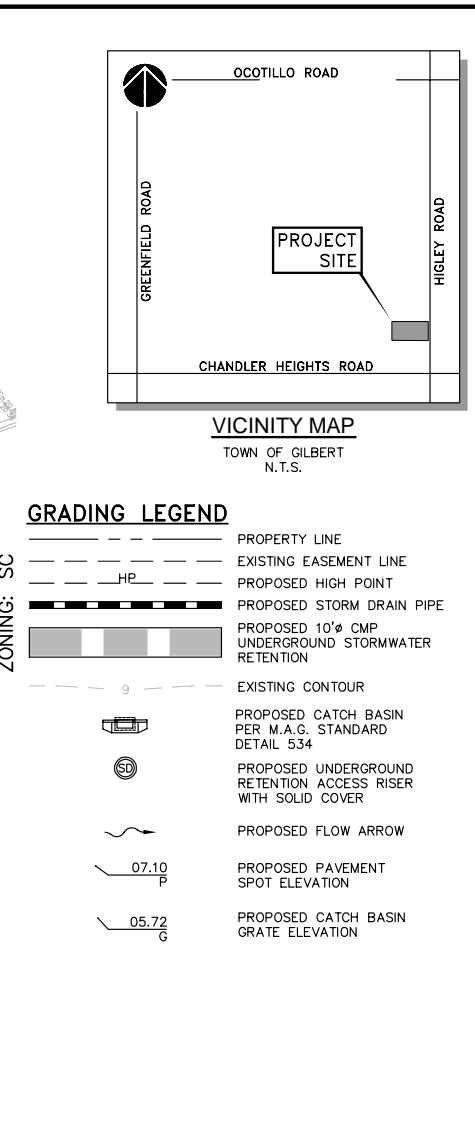




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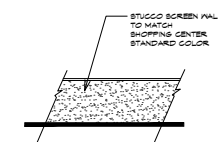
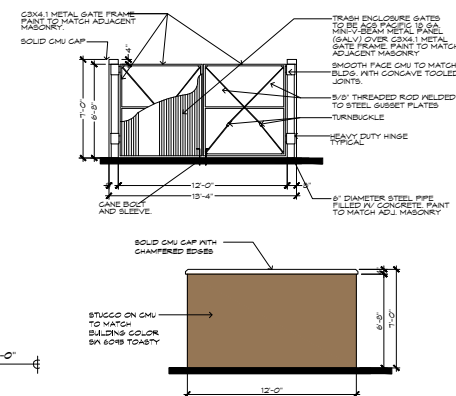
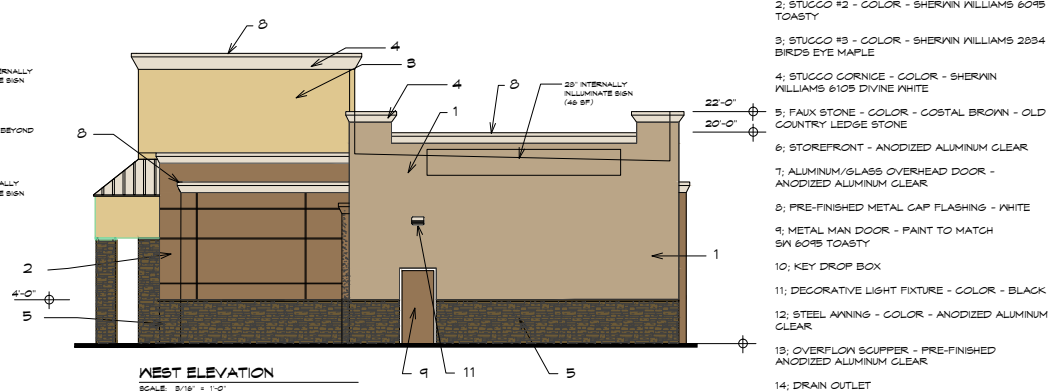
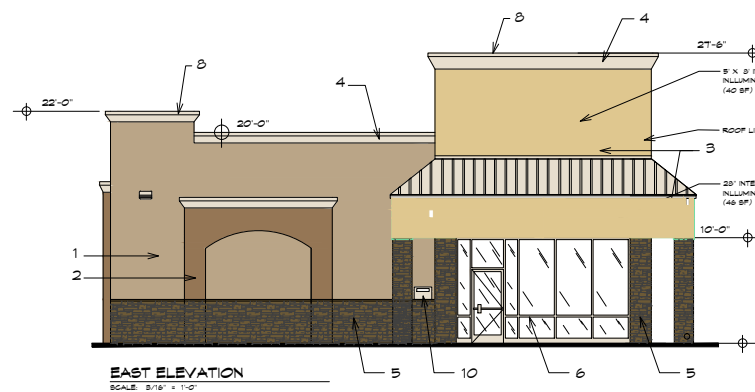
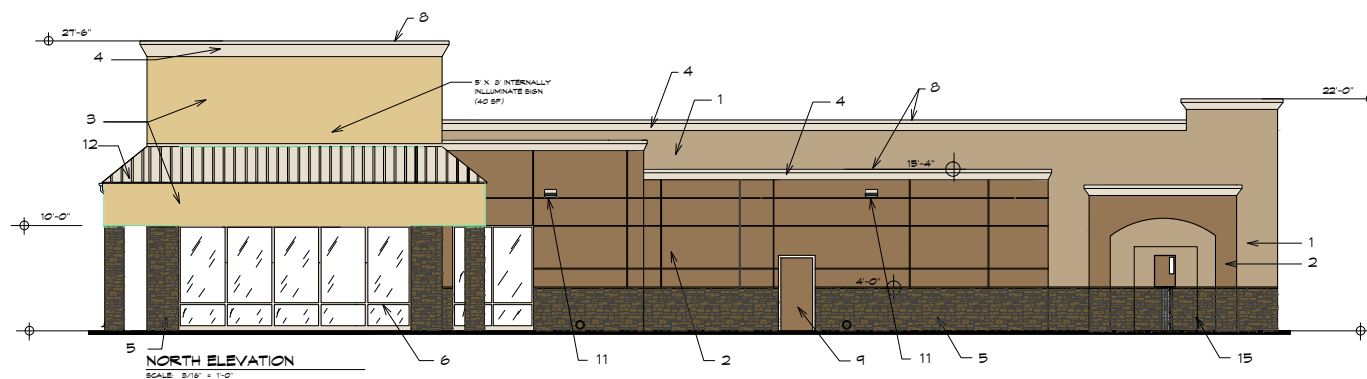
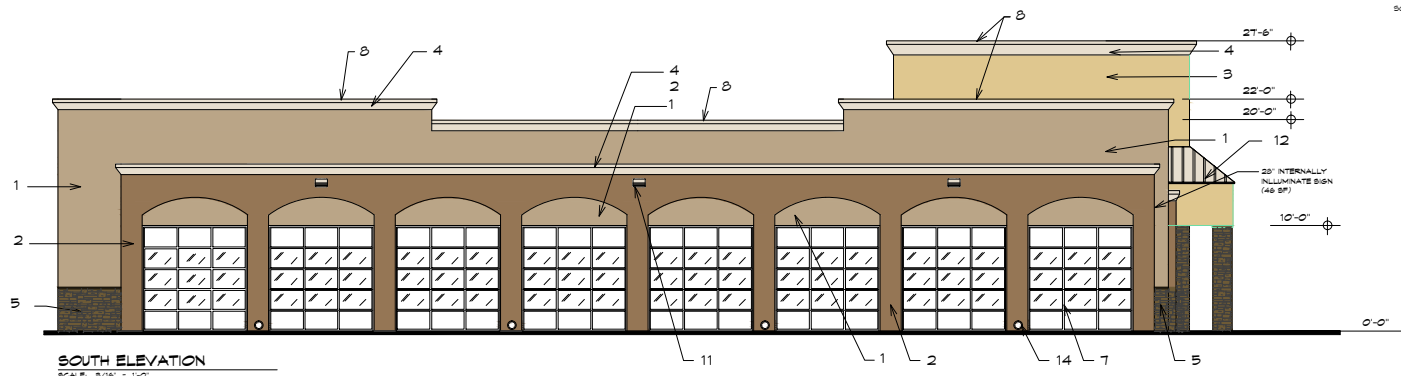
Kimley»»Horn
1855 West Baseline Road, Suite 200
Mesa, Arizona 85202 (480)207-2666
© 2014

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 brakes plus Complete Auto Service	<h1>Kimley»»»Horn</h1> <p>1855 West Baseline Road, Suite 200 Mesa, Arizona 85202 (480)207-2666</p> <p>© 2014</p>	NWC OF HIGLEY RD. AND CHANDLER HEIGHTS RD. <h2>GRADING AND DRAINAGE PLAN</h2> GILBERT, ARIZONA	
		PROJECT No. 191858000	SCALE (H): 1"=20' SCALE (V): NONE DRAWN BY: MML DESIGN BY: STM CHECK BY: STM DATE: 9/29/14
			
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1 OF 2 SHEETS			

DR14-26
Attachment 7: Elevations
October 9, 2014



SCREEN WALL ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES

- 3; STUCCO #1 - COLOR - SHERVIN WILLIAMS 6109 LATTE
- 2; STUCCO #2 - COLOR - SHERVIN WILLIAMS 6075 TOASTY
- 3; STUCCO #3 - COLOR - SHERVIN WILLIAMS 2834 BIRDS EYE MAPLE
- 4; STUCCO CORNICE - COLOR - SHERVIN WILLIAMS 6109 DIVINE WHITE
- 5; FAUX STONE - COLOR - COSTAL BROWN - OLD COUNTRY LEDGE STONE
- 6; STOREFRONT - ANODIZED ALUMINUM CLEAR
- 7; ALUMINUM/GLASS OVERHEAD DOOR - ANODIZED ALUMINUM CLEAR
- 8; PRE-FINISHED METAL GAP FLASHING - WHITE
- 9; METAL MAN DOOR - PAINT TO MATCH SW 6075 TOASTY
- 10; KEY DROP BOX
- 11; DECORATIVE LIGHT FIXTURE - COLOR - BLACK
- 12; STEEL WINING - COLOR - ANODIZED ALUMINUM CLEAR
- 13; OVERFLOW SCUPPER - PRE-FINISHED ANODIZED ALUMINUM CLEAR
- 14; DRAIN OUTLET
- 15; SCREEN WALL IN FOREGROUND

BRAKES PLUS

XXXXX

ARCHITECT OF RECORD

[illegible]

ARCODEV JOB #:

CLIENTJOB#:

DRAWN BY: _____

DATE OF ISSUE: 09/28



2100 WEST LITTLETON BLVD.
SUITE 200

AI LITTLETON, CO 80120
VOICE: 303.728.9991
FAX: 303.728.9990

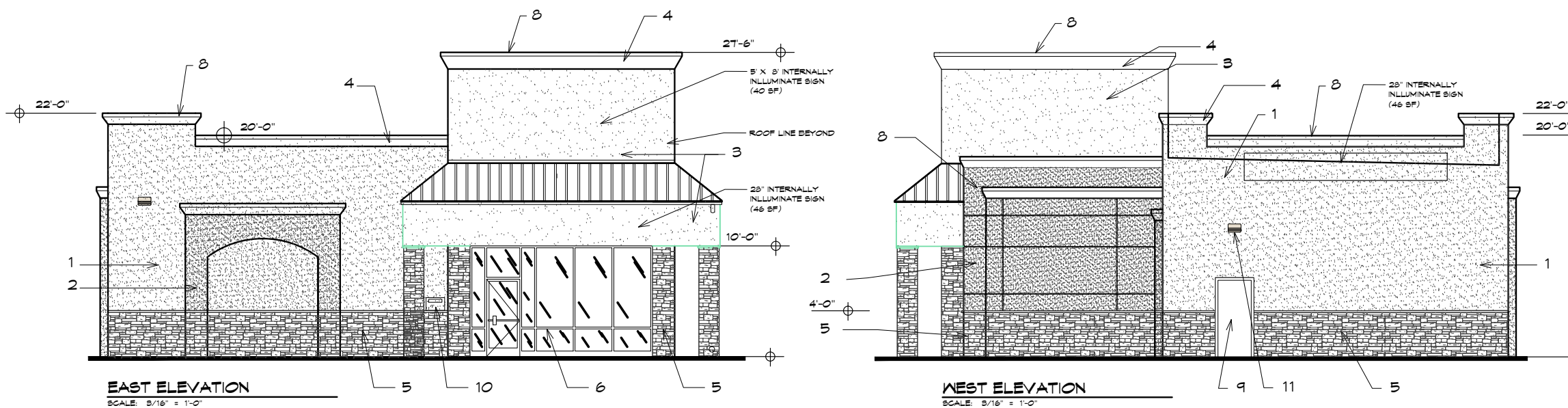
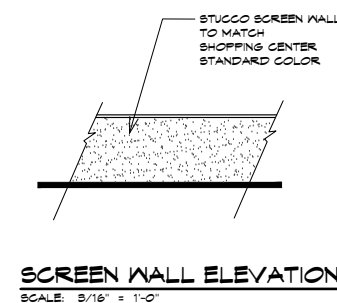
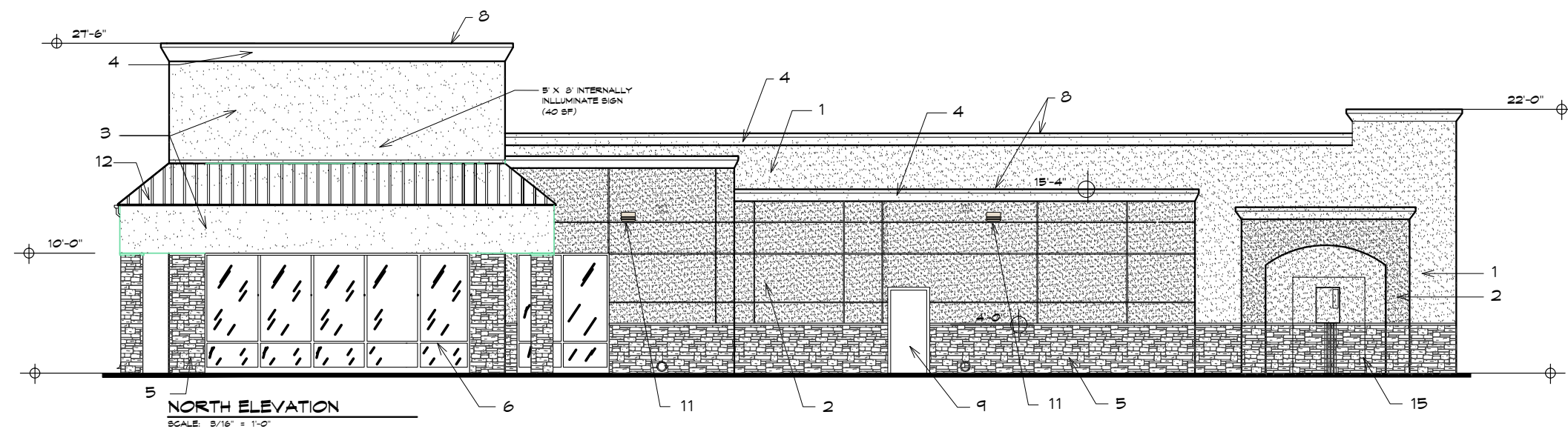
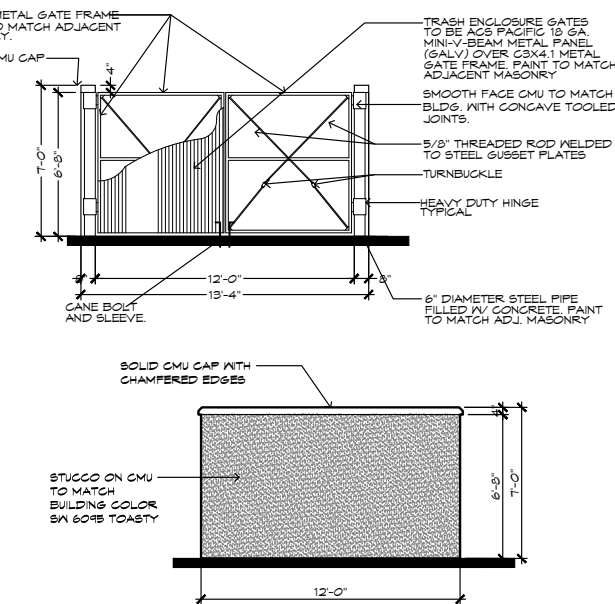
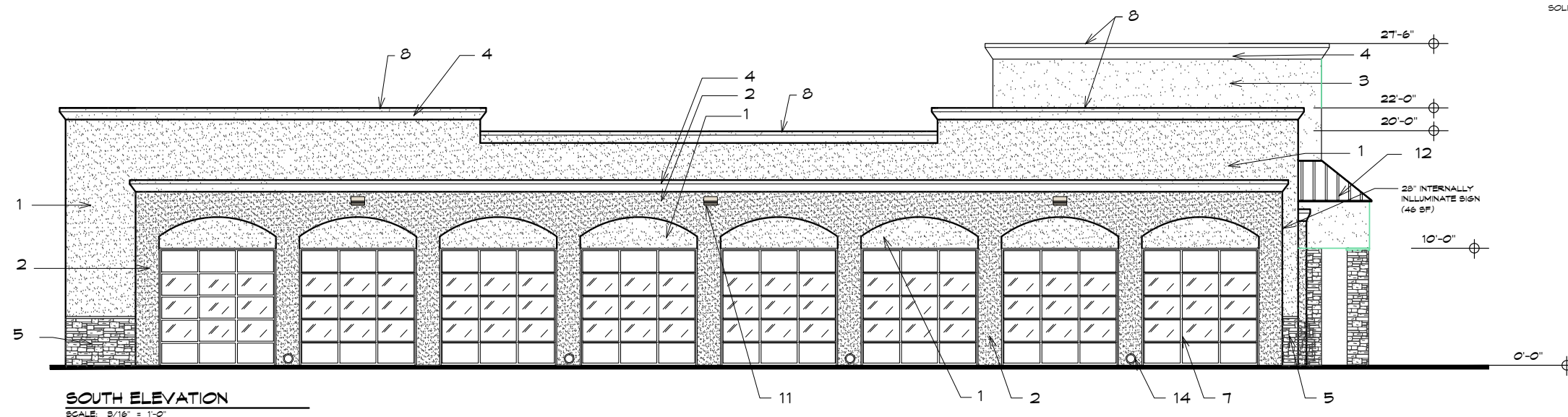
SHEET

ADD

Δ.3

A U.S.

ELEVATIONS



KEYNOTES

- 1; STUCCO #1 - COLOR - SHERWIN WILLIAMS 6103 LATTE
- 2; STUCCO #2 - COLOR - SHERWIN WILLIAMS 6095 TOASTY
- 3; STUCCO #3 - COLOR - SHERWIN WILLIAMS 2834 BIRDS EYE MAPLE
- 4; STUCCO CORNICE - COLOR - SHERWIN WILLIAMS 6105 DIVINE WHITE
- 5; FAUX STONE - COLOR - COSTAL BROWN - OLD COUNTRY LEDGE STONE
- 6; STOREFRONT - ANODIZED ALUMINUM CLEAR
- 7; ALUMINUM/GLASS OVERHEAD DOOR - ANODIZED ALUMINUM CLEAR
- 8; PRE-FINISHED METAL CAP FLASHING - WHITE
- 9; METAL MAN DOOR - PAINT TO MATCH SW 6095 TOASTY
- 10; KEY DROP BOX
- 11; DECORATIVE LIGHT FIXTURE - COLOR - BLACK
- 12; STEEL AWNING - COLOR - ANODIZED ALUMINUM CLEAR
- 13; OVERFLOW SCUPPER - PRE-FINISHED ANODIZED ALUMINUM CLEAR
- 14; DRAIN OUTLET
- 15; SCREEN WALL IN FOREGROUND

BRAKES PLUS

XXXXX
GILBERT, ARIZONA

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

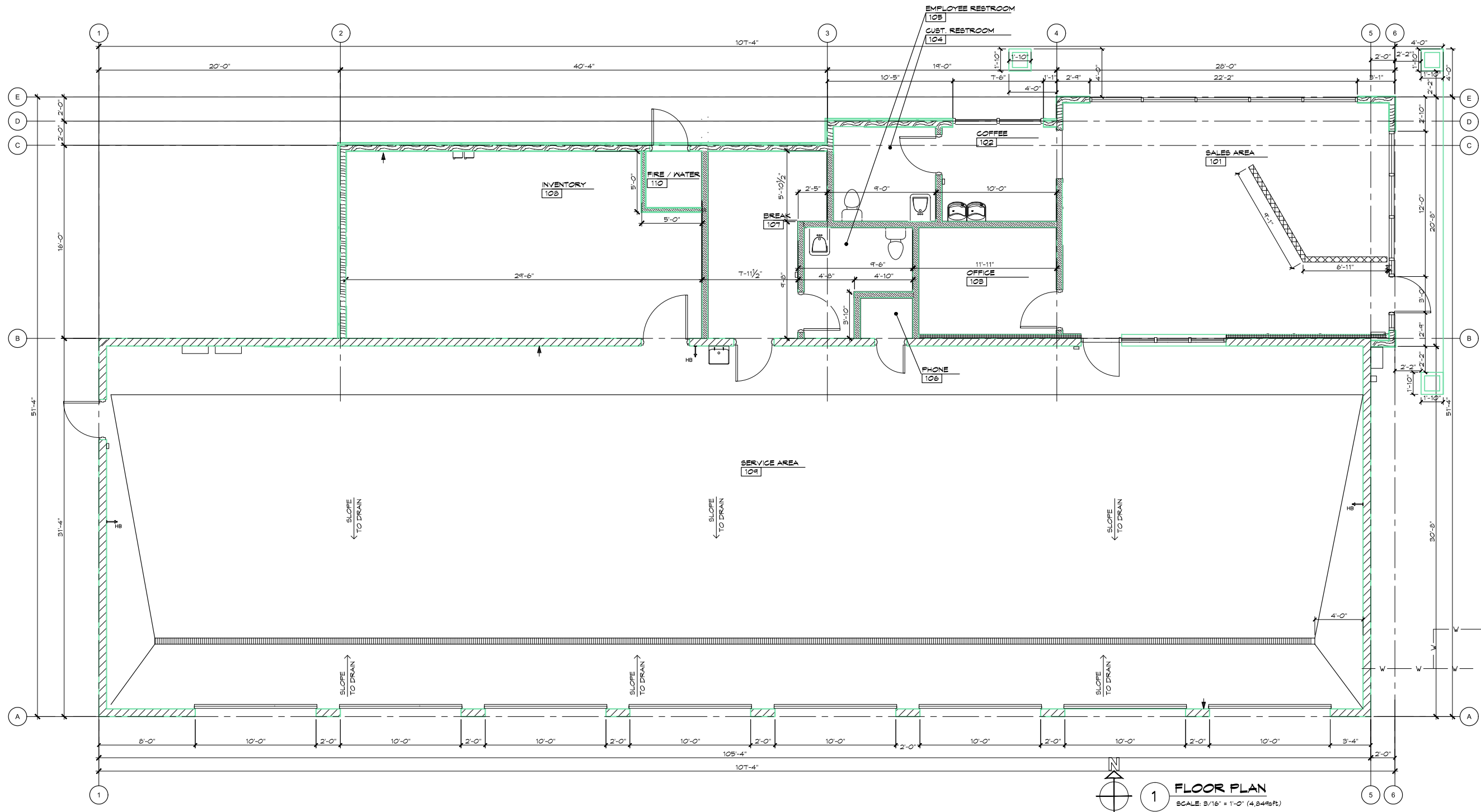
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CLIENT JOB #:
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CHECKED BY: NLH
DATE OF ISSUE: 09.26.14



SHEET

A-3.2

ELEVATIONS



BRAKES PLUS
XXXXX
GILBERT, ARIZONA

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS

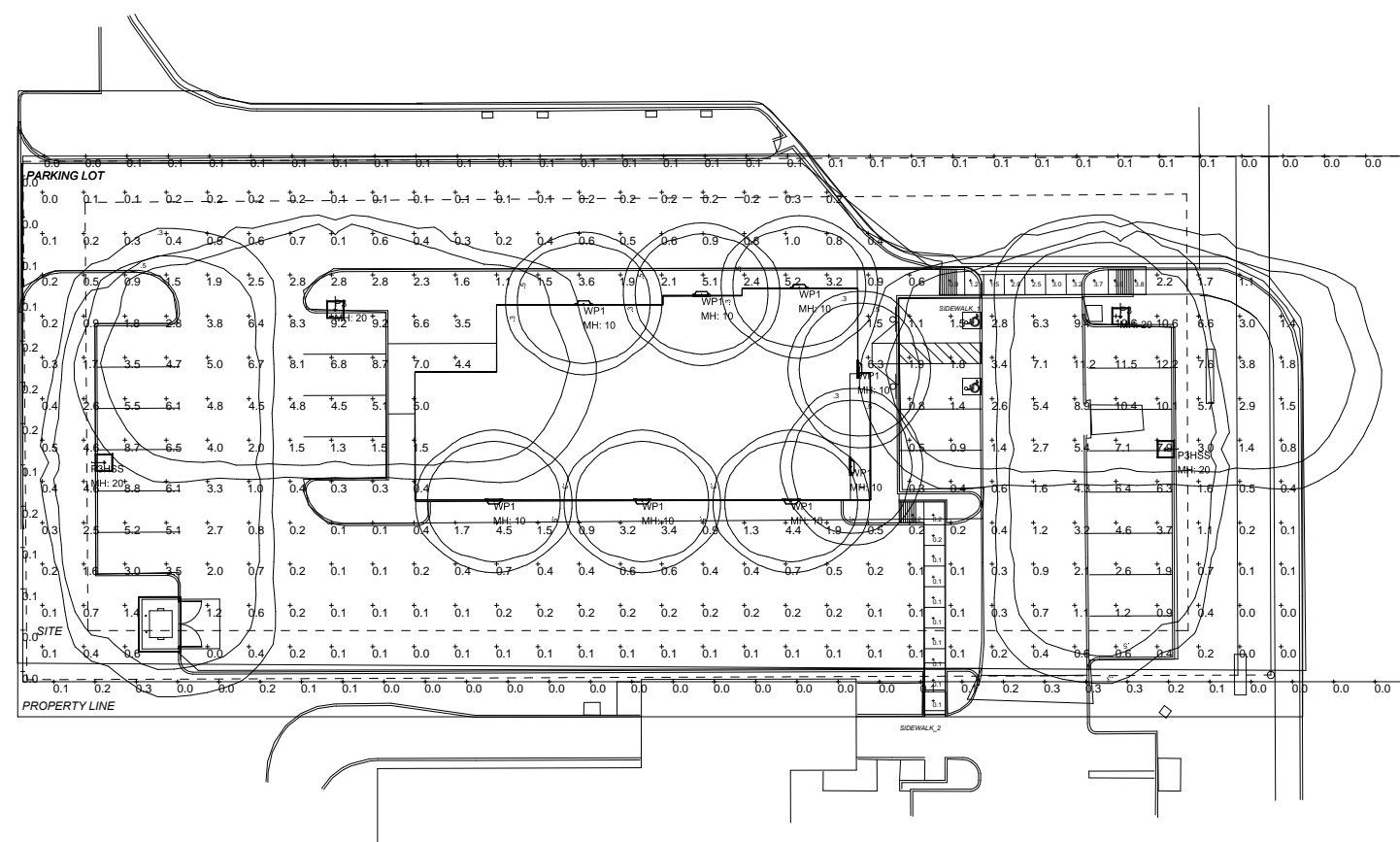
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DATE OF ISSUE: 09.26.14



SHEET

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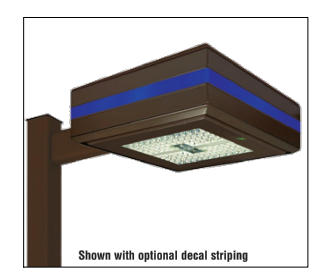
FLOOR PLAN



PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



BUILDING MOUNTED LIGHTS

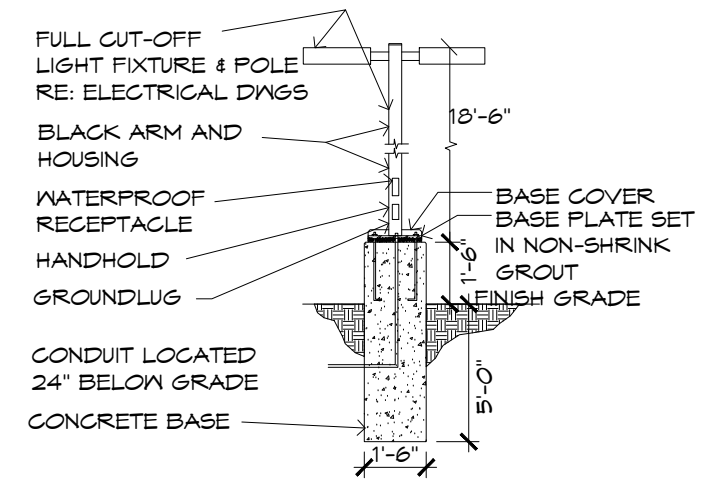


PARKING AREA LIGHTS

Object Summary	Type	Description
Label	Property Line	Build on 30' boundary object
Label	Property Line	Build on 30' boundary object
Label	Property Line	Build on 30' boundary object

Calculation Summary	Calc Type	Units	Avg	Max	Min	AvgMin	MaxMin
PROPERTY LINE	Footcandle	FC	2.28	2.3	0.5	N/A	N/A
SIDEWALK 1	Footcandle	FC	2.23	3.8	0.5	2.81	4.32
SIDEWALK 2	Footcandle	FC	1.13	2.5	0.1	1.78	2.85
SITE	Footcandle	FC	2.28	12.2	0.0	N/A	N/A
PARKING LOT	Footcandle	FC	1.28	12.2	0.0	N/A	N/A

Component Schedule	Qty	Label	Arrangement	Lot/Lens	CLP	Description	Footcandle
1	1	W1	SINGLE	2000	1.000	2000W 1000LM LED 100' PFC 4000K	2000W 1000LM LED 100' PFC 4000K
2	1	W2	SINGLE	2000	1.000	2000W 1000LM LED 100' PFC 4000K	2000W 1000LM LED 100' PFC 4000K
3	1	W3	SINGLE	2000	1.000	2000W 1000LM LED 100' PFC 4000K	2000W 1000LM LED 100' PFC 4000K



PARKING AREA LIGHT DETAIL

DR14-26
Attachment 8: Lighting
October 9, 2014

BRAKES PLUS

XXXX GILBERT, ARIZONA

ARCHITECT OF RECORD

REVISION

DATE

COMMENTS

ARCODEV JOB #:

CLIENT JOB #:

DRAWN BY: NLH

CHECKED BY: NLH

DATE OF ISSUE: 08.04.14

ARCODEV

2100 WEST LITTLETON BLVD.

SUITE 200

LITTLETON, CO 80120

VOICE: 303.738.8991

FAX: 303.738.8990

SHEET

P-1

PHOTOMETRIC

DR14-26

Attachment 9: Colors and Materials
October 9, 2014

ARCODEV ARCHITECTS

2100 WEST LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
303-738-9991



EFIS (STUCCO) –
SHERWIN WILLIAMS
COLOR: 6108 LATTE

EFIS (STUCCO) –
SHERWIN WILLIAMS
COLOR: 6095 TOASTY

EFIS (STUCCO) –
SHERWIN WILLIAMS
COLOR: 2834 BIRDS EYE MAPLE

STOREFRONT
ANODIZED ALUMINUM

FAUX STONE
COASTAL BROWN –
OLD COUNTRY LEDGE STONE

EFIS (STUCCO) –
SHERWIN WILLIAMS
COLOR: 6105 DIVINE WHITE

Elliot Roads in the Single Family-7 (SF-7) zoning district with a Planned Area Development (PAD) overlay.

Move to approve the findings of fact and ST14-05, Elliot Groves at Morrison Ranch – Phase 2, Parcel 2B: six (6) standard plans (5403, 5404, 5413, 5414, 5423 and 5424) by Taylor Morrison on 68 lots (Lots 1-68) generally located at the southeast corner of Recker and Elliot Roads in the Single Family – 7 (SF-7) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions.

1. All standard plans shall meet requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
2. All standard plan elevations shall be built per exhibits re-approved by the Design Review Board as presented at the public meeting of September 11, 2014.

Board Member Truitt declared a conflict of interest on DR-14-24, ST 14-04 and ST14-05.

A **MOTION** was made by Board Member Palmer to approve the consent agenda as presented, seconded by Vice Chair Andersen, and the motion carried.

PUBLIC HEARING (NON-CONSENT)

11. DR14-26, Brakes Plus, Site plan, landscape plan, grading and drainage, elevations, lighting, colors and materials for approximately 0.87 acres located north of the northwest corner of Higley and Chandler Heights Road. The site is zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay.

Planner Feld shared that most of this retail center is previously developed and infrastructure is already in place, as well as the landscaping on Higley is already in place. He shared the site plan which shows eight service bays oriented to the south. The building itself is approximately 4800 square feet and parking is proposed to both the west and the east of the building. He discussed landscape, grading and drainage

Comment: Board Member Truitt shared for the benefit of anyone sitting in the meeting that the Design Review Board is supposed to receive colored landscape plans.

Response: Planner Feld thanked Board Member Truitt for the comment and said he would follow up with applicant on getting colored versions.

Planner Feld continued with detailed information about the elevations. He pointed out that the staff noted the externalized downspouts will need to be redesigned. He shared that signage would be reviewed separately and that applicant wasn't seeking signage approval at

this point. He continued by presenting the color/materials board, floor plan details, grading and drainage, and photometric information.

Planner Feld also stated that the ADA route shown on the design would be straightened, including removal of a tree showing in the design, so that it is perpendicular to the two curbs and not at an angle. This change will be made in the CD review process.

Planner Feld also shared that DR14-26 was fast-tracked so it was not seen in Study Session. The applicant has expressed to staff their desire to move forward. Planner Feld said that applicant is ready to submit their construction drawings and, if possible, they hope to get through this point in the process this evening.

Comment: Chair Deardorff mentioned that he thought they generally saw things at Study Session if the applicant was going to do construction documents “at risk.”

Response: Planner Feld stated that was correct.

Comment: Chair Deardorff pointed that it was a real risk in this case.

Chair Deardorff asked for any questions or comments from staff.

Question: Vice Chair Andersen asked about the south elevation.

Response: Planner Feld shared that he thought the area in question would be recessed. He then pointed out that the applicant was in attendance and verified with applicant that it was. Applicant shared that there was a small architectural difference.

Question: Vice Chair Andersen asked about an area on the elevation and whether it was recessed a foot.

Response: Board Member Truitt shared that it was probably only an inch or two, not a foot.

Comment: Vice Chair Andersen stated that looking at the plans, they don’t indicate the recessed area. He would have an issue if that area was all one plane.

Comment: Board Member Truitt stated that he would assume it was one plane.

Comment: Another Board Member pointed that the downspouts are indicating that it’s all one plane as well.

Comment: Principal Planner Catherine Lorbeer stated that the applicant needed to be on a mic if he’s going to speak.

Chair Deardorff shared that they would give the applicant an opportunity to come up and speak at a later point in the meeting.

Question: Board Member Johns brought up the proposed change to the ADA route which would make it parallel and asked if that was an ordinance.

Response: Planner Feld stated that it is an ADA preference but he stated that there are many locations using an ADA route which is on an angle or diagonal.

Comment: Board Member Johns and Board Member Truitt both expressed that they preferred the ADA route to be left where it is.

Response: Planner Feld stated that the change was not a requirement and that if the Design Review Board preferred the original design, from a safety and aesthetic standpoint, it can be left as is.

Comment: Board Member Alam asked about the probability of exposed sun all the time on the bays. He suggested a possible canopy or some type of shade being placed in the area.

Question: Board Member Johns asked about the distance in the drive aisle in front of the store.

Response: Planner Feld said the drive aisle distance was tight, hence the reason that no parking is being shown in that area.

Question: Board Member Johns asked if the distance was over 40 feet.

Response: Planner Feld stated that it was 41 feet from property line to building site and shared that what is driving it is the need for the drive aisle and the short distance they are going to have on that.

Comment: Board Member Watson asked if the drive aisle on the north is a two-way drive aisle.

Response: Planner Feld said it would be a two-way drive aisle.

Comment: Board Member Watson expressed concern about the difficulties presented with the fast food located so near.

Response: Planner Feld stated that the plan reviewers are very sensitive to this issue so there will be a lot of signage, striping and other clues to address that issue.

Comment: Board Member Truitt shared that he is not very pleased with the elevations, specifically his concerns about the east elevation looking like a blank wall. He expressed that none of the elevations are really much better.

Response: Planner Feld shared that they had discussed taking some of the accent material and covering some portion of the area with it.

Comment: Board Member Truitt said that he didn't see a lot of horizontal articulation in the design, specifically in the south and the east elevation, or much in the west elevation. After reviewing the design he stated that it did look like there was some articulation in the north elevation but he was concerned about the other elevations.

Comment: Board Member Alam agreed with Board Member Truitt and stated that overall this design was not at all exciting. He is looking for something to excite the elevations and that this current design looks out of place. He suggested dressing up the walls.

Response: Planner Feld showed a picture of the other vehicle light-service use that is in the same retail center to give an idea of what other businesses have done.

Comments: Several board members noted that there was a lot more going on in the design pictured in this other vehicle light-service offering.

Comment: Chair Deardorff stated that they were not seeing what the canopy is and they would have to be given more details regarding this.

Comment: Board Member Palmer stated concerns regarding the south elevation and referenced the single plane. He suggested that maybe the darker color could pop out a foot. He pointed out the right side of that had a skinny column and the left side there was a thick column so he suggested that there was work that needs to be done in that area as well. He suggested offset planes there to help break up that long plane that's there. He also suggested that the east side could possibly add a window or something similar column and arches around it to dress that side up.

Response: Planner Feld said that a faux window or trellis had been discussed.

Comment: Board Member Alam expressed that he saw many different elements on the design but he didn't see the different elements coming through on all sides of the elevations. As an example, when an arch is used on one elevation, he wondered where the arch was on the other elevations. He suggested taking one element and expressing it on all four sides.

Comment: Chair Deardorff shared that he didn't care for some of the elements, specifically a skinny little awning, the roof line and an area being used solely for the purpose of providing a billboard for the sign. He expressed concern that the roof was taller than the building and in another area it's resting on skinny, masonry columns. He said this could be done structurally, but architecturally it's not working as a design. He also stated that each side of the building is doing something different.

Chair Deardorff asked if there were any other questions or comments. There were no questions or comments so he invited the applicant to come up and make a presentation.

Dennis Newcombe, representing Brakes Plus began his presentation by acknowledging Sterling Margetts with Kimley-Horn and Phil Bramson also representing Brakes Plus. He thanked the Board for their time this evening and asked the Board for a continuance so they can go back and look at these elements and work on the things suggested by the Board. He stated that he appreciated the comments that have been made by the Board. They will go back and provide some consistency to the design of the project. He advised the Board that they are on a fast schedule and with that in mind, he hoped that this evening allowed them to move forward “at risk” for construction documents. Due to the tight schedule they are on, he said they would appreciate a one month continuance and said they would work with staff and any other members on the Board, as staff sees fit, to make sure that we can meet that next meeting date. He ended by saying that the client and property owners are excited about this project and the chance to come to Gilbert.

A MOTION was made by Board Member Alam to continue DR14-26 to October 9, 2014 Regular meeting.

12. ST14-06 Higley Pointe, Porchlight Homes. Planner McCarty requested approval of four standard plans (1652, 1899, 2415, and 2621) for the Higley Pointe subdivision by Porchlight Homes on 44 lots (Lots 1-44) located west of the northwest corner of Williams Field and Higley Roads, in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.

Board Member Truitt excused himself from the meeting as he has a conflict of interest.

Planner McCarty went on to fill in the Board in regards to the specific model offerings in the subdivision. The main and only entrance is off of Williams Field Road. It is approximately 11 acre parcel with 44 lots. The lot coverage allowed for one-story homes is up to 60 percent and for two-story homes it's 50 percent. However, the actual lot coverage are in the range of 39-45% with 8 lots having only 17-18%. There are four standard plans and the plan number is associated with the square footage of the home. There's a range from three bedroom two bath up to four bedroom 3 1/2 bath. There are three elevations each with three color schemes. The staff has worked with the applicant to address rear patio enhancements, window enhancements and also further enhancements to the upper windows on the two-story homes. The applicant has been on a fast track and in doing so he has addressed some of the conditions and some of the concerns previously brought forth. She stated that she will point out how those vary from what is in the Design Review Board's packet.

Plan 1652, the Spanish Colonial has had some scalloping on the rear patio that was added. The header on the windows and the sills from suggestions from staff and the stucco pop-out treatment will be seen throughout the Spanish Colonial. The Ranch Territorial was just